



LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED 18" CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVMT
	PROPOSED STANDARD DUTY ASPHALT PAVMT
	PROPOSED STRUCTURE

ZONING CODE SUMMARY	
PROJECT NAME:	SOUTHWEST COMMUNITY PARK
OWNER:	MECKLENBURG COUNTY PARK & REC
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES, INC.
TAX PARCEL ID:	115-04-602, 115-04-610, 115-03-258
STREET ADDRESS:	3324 HOLABIRD LAND
ZONING:	R-22MF & B-D
PROPOSED USE:	RECREATION
BUILDING HEIGHT:	22'
BUILDING COVERAGE:	1,816 SF
GROSS FLOOR AREA:	1,816 SF
LOT SIZE:	31.16 AC
JURISDICTION:	CITY OF CHARLOTTE
YARD REQUIREMENTS:	
SETBACK (FRONT):	100' OUTDOOR RECREATIONAL SEPARATION
SIDE YARD (WEST):	100' OUTDOOR RECREATIONAL SEPARATION
(REDUCED TO 50' DUE TO STREAM AND A HEAVILY VEGETATED BUFFER)	
SIDE YARD (EAST):	100' OUTDOOR RECREATIONAL SEPARATION
(REDUCED TO 50' DUE TO THE ADJACENT 200' RAILROAD RIGHT OF WAY)	
REAR YARD (NORTH):	100' OUTDOOR RECREATIONAL SEPARATION
REQUIRED BUFFERS:	
SETBACK (FRONT):	50' TYPE C
REAR YARD:	N/A
SIDE YARD (EAST):	N/A
SIDE YARD (WEST):	50' TYPE C'
REQUIRED SCREENING:	
SETBACK (FRONT):	N/A
REAR YARD:	N/A
PARKING AND SERVICE ONLY:	X
SIDE YARD (EAST):	N/A
SIDE YARD (WEST):	X

OPEN SPACE SUMMARY	
PARCEL AREA:	15% TREE SAVE 31.16 AC
TOTAL IMPERVIOUS AREA(PAVEMENT, WALKS, AND BUILDING):	1.76AC
TOTAL INTERIOR PARKING:	N/A

OPEN SPACE:	
REQUIRED:	4.67 AC
PROVIDED:	4.67 AC

PARKING SUMMARY	
PARKING REQUIREMENT:	40 PER FIELD ZONING ORDINANCE SECTION 12.202.
PARKING REQUIRED:	40 PER FIELD
PARKING PROVIDED:	80

ACCESSIBLE PARKING:	
ACCESSIBLE SPACES REQUIRED:	5 SPACES
SPACES PROVIDED:	5 SPACES
VAN ACCESSIBLE SPACES REQUIRED:	1 SPACES
SPACES PROVIDED:	1 SPACES

BICYCLE PARKING	
SHORT TERM BICYCLE PARKING REQUIREMENT:	X PER CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.202.
SHORT TERM SPACES REQUIRED:	4 SPACES
SHORT TERM PARKING PROVIDED:	8
LONG TERM BICYCLE PARKING REQUIRED:	N/A - PER CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.202.
LONG TERM SPACES REQUIRED:	N/A
LONG TERM PARKING PROVIDED:	N/A

- SITE NOTES**
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - MAXIMUM CROSS SLOPE ON SIDEWALKS IS 2% REGARDLESS OF SPOT ELEVATIONS OR CONTOURS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO INSTALLING SIDEWALK IF PROVIDED SITE INFO IS IN CONFLICT WITH THIS MANDATE.
 - ALL RADII 5.00' UNLESS OTHERWISE NOTED.
 - SEE EXISTING CONDITIONS, SHEET 0-3, FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
 - THIS PROJECT SITE IS NOT GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA/FIRM COMMUNITY PANEL NO. 3710444800J, WITH AN EFFECTIVE DATE OF MARCH 2, 2009, NOR LOCATED IN THE 100-YEAR FLOODPLAIN.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.
 - ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)-336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.

- SITE LEGEND**
- (A) BLEACHER
 - (B) 4 BIKE, BIKE RACK
 - (C) DUGOUT
 - (D) RESTROOM FACILITIES
 - (E) MAIN PROMENADE
 - (F) DROP-OFF AREA
 - (G) WARM-UP AREA
 - (H) ENTRANCE GATE
 - (I) CDOT ABANDONED RIGHT OF WAY

Know what's below.
Call before you dig.

NORTH

0 30 60 120

GRAPHIC SCALE IN FEET

December 09, 2014 - 8:23am By: lorn.law

K:\GDL_PRA\019256_Mecklenburg County\021_Southwest Park\DWG\References\XP-BASE.dwg

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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISIONS

Mecklenburg County
Park and Recreation
The Natural Place To Be...

CLIENT: _____

PROJECT: _____

TITLE: _____

DESIGNED BY: SM

DRAWN BY: LL

CHECKED BY: SM

DATE: 12/08/2014

PROJECT#: 015236021

SOUTHWEST
COMMUNITY PARK

CONCEPT A
SITE PLAN

SP-1.0